

20211014000500870
10/14/2021 01:33:47 PM
CORDEED 1/3

This deed is being re-recorded to remove the reference to 618 Ridge Lake Rd from the RT-1 Validation Form.

The property is only 750 Ridge Lake Rd.

20200715000294590
07/15/2020 01:24:56 PM
DEEDS 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Michael & Michelle Narveson
*3207 Hillard Dr.
Bham AL 35243*

GENERAL WARRANTY DEED
With Right of Survivorship

M201297 Q
STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Twenty-Five Thousand Dollars and NO/100 (\$225,000.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Jean Burton Wilson, a single person**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Michael Narveson and Michelle Narveson** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Tract 2A, High Ridge Lakes as recorded in Map Book 29, Page 14, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Jean Burton Wilson is the surviving grantee of deed recorded in Inst. # 2002-7096, in the Probate Office of Shelby, County, Alabama; the other grantee, Gerald Rosco Wilson, having died on or about the 5th day of March 2015

\$191,250.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself, and my heirs executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

M201297

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this
14th day of July, 2020

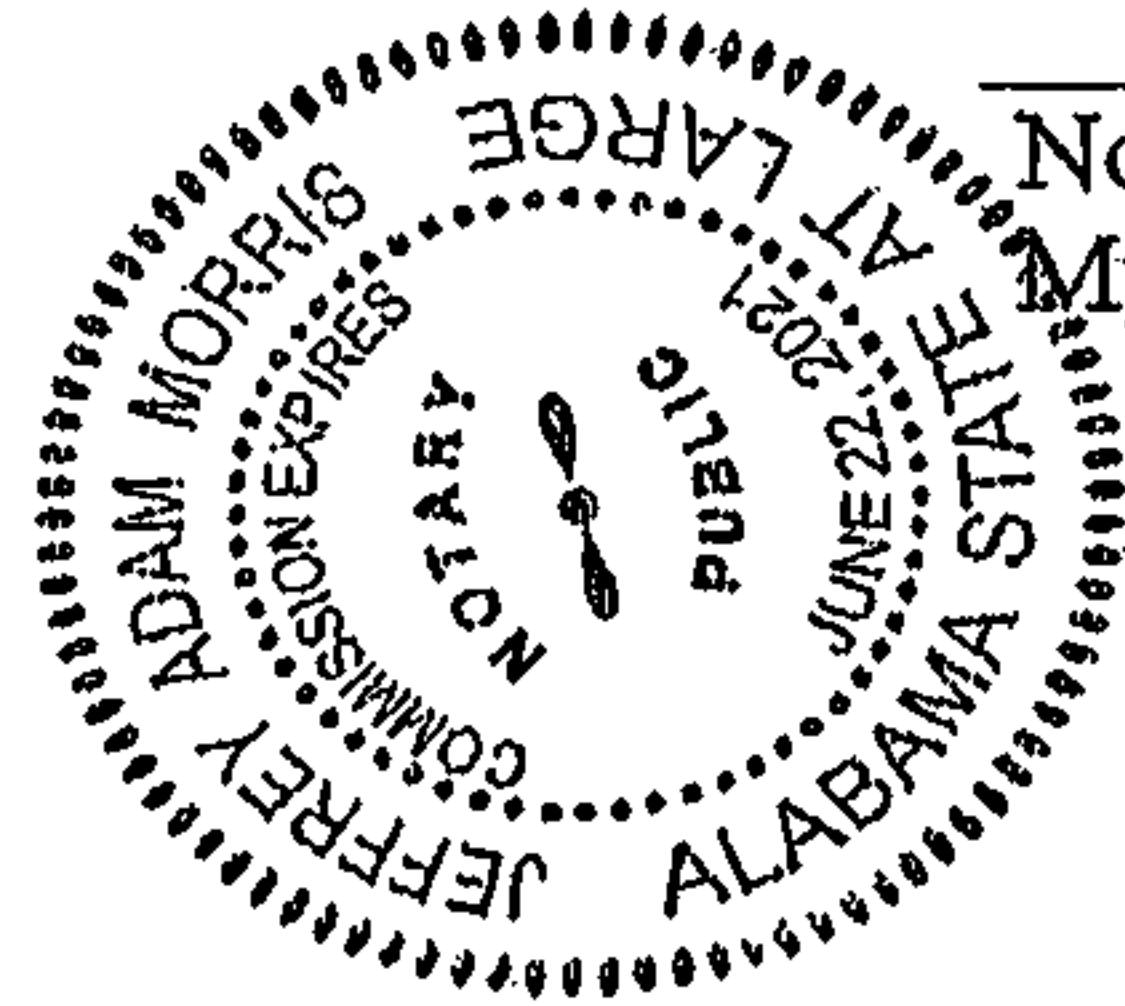
Jean Burton Wilson
Jean Burton Wilson

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that
Jean Burton Wilson whose name is signed to the foregoing deed and who is known to me,
acknowledged before me on this day that, being informed of the contents of the conveyance, he/she
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of July, 2020

Notary Seal



[Signature]
Notary Public

My commission expires:

6/22/21

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Jean Wilson Grantee's Name Michael & Michelle Narves
 Mailing Address 2117 Mt. View Dr. Mailing Address 3207 Hillard Dr.
Vestavia, AL Bham, AL
35216 35243

Property Address ~~618~~ 750 Ridge Lake Rd Date of Sale 7-14-2020
Shelby, AL Total Purchase Price \$ 225,000
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-14-2020

Print

James Gotha

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/15/2020 01:24:56 PM
 \$253.00 CHERRY
 20200715000294590



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/14/2021 01:33:47 PM
 \$29.00 JOANN
 20211014000500870

Form RT-1Allie S. BaylAllie S. Bayl